

**PB# 73-51**

**James Moroney**

73-51  
James Maroney  
site plan.

filed with T.C.  
office 6/28/73  
9:40 AM - P.O.

# GENERAL RECEIPT

1455

Town of New Windsor, N. Y.

Received of James Moroney June 28, 1973  
One hundred and 100 \$ 100.00  
For Site Plan - Union Ave. Dollars

## DISTRIBUTION:

FUND	CODE	AMOUNT

WILLIAMSON LAW BOOK CO., ROCHESTER, N. Y. 14609

Town Clerk  
TITLE  
BY Dorothy O. Dinley Deputy

Date Jun 27, 1977

Application No. 73-51

TOWN OF NEW WINDSOR PLANNING BOARD

555 Union Avenue; Tel: 565-8888

APPLICATION FOR SITE APPROVAL

Name James Maroney

Address 524 River Road, Newburgh, NY 12510

1. Owner of the property James Maroney

2. Location of the property Union Avenue

3. zone area OL1

4. Nature of business Cycle Saws, Bicycles

5. Lot size: Front 200 Rear 200 Depth 270

6. Building setbacks: Front yard 60 Rear yard 60-8-

Side yard 20m North, 80m South

7. Dimensions of new building 100 X 100

Addition \_\_\_\_\_

If addition, state front, side, rear of existing structure:

No existing struct

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Zoning Ordinance be obtained, with particular attention to Article X to avoid rejection of the plans.

I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expense for advertising of Public Hearing or meetings will be paid. Also, any legal or engineering fees for review of this project. Fees are due and payable upon submission of preliminary plans. All checks are to be made payable to the Town of New Windsor. Seven (7) copies of the plans are required.

Signature of applicant

James Maroney

Presubmission \_\_\_\_\_

Final Approval 6/27/73

Adopted 10/5/70

APPLICATION is hereby made for the following:

✓ Agenda \_\_\_\_\_ Service \_\_\_\_\_

✓ 1. Name JIM MARONEY'S INC

HARLEY-DAVIDSON SALES

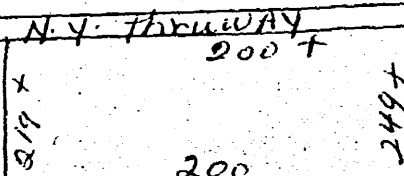
Address 9-11 Quassaick Ave.

Newburgh, N. Y.

Telephone Number Tel. JO-2-1474

Are you the owner of the property? YES

✓ 2. Briefly describe intention (or attach) and location of property:



PLANNING BOARD

Construct Blk approx 50x100

O.L. Zone

Request Area Variance

Blk to be used for Sales & Service  
of motorcycles, bikes, snowmobiles etc

Site Plan Pre  
Subdivision  
Informational

AGENDA DATE

ZONING BOARD OF APPEALS

Interpretation  
Variance (Not  
Informational

AGENDA DATE

BUILDING PERMIT

Planning Board  
ZBA. action  
Site Plan need  
Subdivision  
Water, Sewer

ACTION TAKEN:

I hereby affirm that all

fees under the laws and ordinances of the State of

and the Town of New Windsor will be paid and that

for advertising of Public Hearing or meetings

also any legal or engineering fees for re-

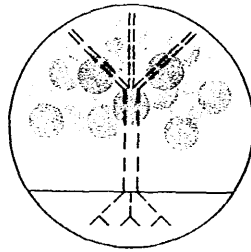
main project.

Signed James Manning  
owner

**PREVIOUS  
DOCUMENTS  
IN POOR  
ORIGINAL  
CONDITION**

# Department of Planning

Peter Garrison, A.I.P., Commissioner  
Edwin J. Garling, A.I.P., Deputy Commissioner



The County Building  
Goshen, New York 10924  
(914) 294-5151

# County of Orange

Louis V. Mills, County Executive

February 2, 1973

Mr. Fred Hygant, Jr., Chairman  
2 Mrs. Patricia Delio, Secretary  
New Windsor Town Zoning Board of Appeals  
7 Franklin Avenue  
New Windsor, New York 12550

Re: Area and Use Variances - Moroney -  
County Road 38 (Union Avenue)

Dear Mr. Hygant:

We are in receipt of the above application to build a cycle center. Previously, we reviewed and denied the request. This renewed submission has been reviewed by us in accordance with the provisions of Sections 239, L and M, of the General Municipal Law. The following are our comments:

1. At the present time, the applicant owns and operates a shop on Route 9W (bicycles, motorcycles, and camping trailers are sold and serviced). We assume that the cycle shop will sell and service the same.
2. Our Department, in conjunction with the Zoning Commission, has tentatively designated Union Avenue as an office-service type district which will probably be a combination of selected OLI, LB, and GB uses. The proposed use could be included in this category provided that certain criteria are met; such as, prohibiting the outside storage of vehicles, equipment and supplies and requiring repairs to be done entirely on the inside of the building, so as to have a minimal effect on the adjoining office building.
3. On the basis of a field inspection, most of the site is wet. The septic tank and absorption field, upon installation, may not function properly because of this condition and could add to the possible contamination of Lake Washington. This problem should, in all likelihood, be lessened significantly when the area is connected to public sewers. As far as the wetness is concerned, it would be quite possible to erect a building on the site provided that fill material is suitable and drainage improvements are adequate. The applicant should consult with both the Orange



February 2, 1973

County Department of Public Works and the Soil Conservation Service regarding recommendations on needed improvements.

4. Although minimal, the applicant uses a certain amount of gasoline, grease, oil, etc. The applicant should indicate how such materials will be disposed of.
5. The plot plan should be revised to include a single entrance and exit, landscaping along both sides and in the front of the building, wider access drive to the service area (particularly for deliveries and maneuverability), and demarcation of parking stalls in the customer parking area.

Although the applicant has not substantiated the requirements for the granting of a use variance, it is our belief that the cycle center would not be inconsistent with the type of uses envisioned in the office-service district and would not be detrimental to this area. We, therefore, have no objection to the granting of both the area and use variances provided that the following criteria are complied with:

1. Should the Zoning Board approve the requests, site plans (with revisions) should eventually be submitted to us, the County Department of Public Works, and others for review.
2. Connection into the public sewerage system is essential since the soils have severe limitations for septic systems and the site is adjacent to Lake Washington. Final approval should be granted only when the area is serviced by public sewers.
3. Drainage improvements are also essential. The Soil Conservation Service, Department of Public Works, and Town Engineer should provide assistance in this regard.

Very truly yours,

Peter Garrison  
Commissioner of Planning

PG:mj

cc: T. Marsden, Supervisor  
J. Tallarico, Pl. Ed.  
D. Lisack, DPM  
L. Wright, SCS  
B. Kessler, Tr. Eng.  
H. Hug, Mng. City Mgr.  
R. Drake, Esq.

Reviewed by:  
Joel Shaw,  
Sr. Planner

ZONING BOARD OF APPEALS  
Town of New Windsor, New York 12550

555 Union Avenue  
New Windsor, N. Y.  
March 9, 1973

Richard K. Drake, Esq.  
Scott, Hoyt & Drake  
233 Liberty Street  
Newburgh, N.Y. 12550

3/14/84

RE: Application for Variance -  
James Moroney

Dear Mr. Drake:

Please be advised that the application of James Moroney before the Zoning Board of Appeals has been granted as follows:

A use variance was granted for the sale and repair of motor cycles, bicycles, snow mobiles and snow mobile trailers and also a 37,000 square foot area variance, subject to site plan approval of the Planning Board, adhering to the recommendations contained in a letter from the Orange County Planning Department, dated February 2, 1973.

Yours truly,

*Fred W. Wygant*

FRED WYGANT, Chairman

/pd

cc: Howard Collett, Bldg. Inspector  
Town of New Windsor  
555 Union Avenue  
New Windsor, N. Y. 12550

Copy to P/B  
3/14/73

**WATER, SEWER, HIGHWAY REVIEW FORM:**

The maps and plans for the Site Approval XXXXXX  
Subdivision \_\_\_\_\_ as submitted by F. R. Quackenbush  
for the building or subdivision of James Maroney (site Plan)  
has been reviewed by me and is approved Conditional XXXX d: sapproved

**If disapproved, please list reason.**

5,000 gallon holding tank is to be used for sanitary waste only.

Holding tank is to be emptied as to avoid any possibility of the tank overflowing.  
A metering device should be installed to indicate how much is in the tank.

A sanitary permit must be had and an inspection of the installation must be made  
by this department before it is backfilled. Inspection must be recorded on  
the sanitary permit.

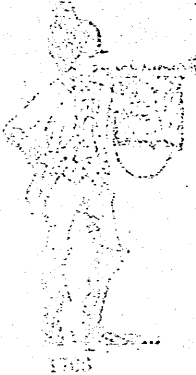
When sewer lines become available in this area contractor must make connection  
to the main sewer line..

**HIGHWAY SUPERINTENDENT**

**WATER SUPERINTENDENT**

**SANITARY SUPERINTENDENT**

**June 22, 1973**  
**DATE**



OFFICE OF THE PLANNING BOARD

TOWN OF NEW WINDSOR

555 Union Avenue  
New Windsor, New York 12550  
(914) 565-8808

May 28, 1974

Mr. James Moroney  
Jim Moroney's Inc.  
9-11 Quassaick Avenue  
Newburgh, New York 12550

Dear Mr. Moroney:

In answer to your request to use Chemical Toilets at your new location on Union Avenue the Planning Board made and approved a motion that you may use these until Sewer District 17 is completed and you must conform to the two requirements stipulated by the Sanitary Superintendent. These are listed below.

- "1. A copy of the contract with the "Local Business" providing the Chemical Toilet Service must be submitted to this office (Sanitary) indicating the service provided must occur twice a week or more often if necessary.
2. If at any time the Chemical Toilet is allowed to overflow or is considered a Health Nuisance, this approval shall be considered null and void and the property owner shall be considered in violation of the Town of New Windsor Sanitary Code."

Respectfully,

*Joseph Loscalzo*  
JOSEPH LOSCALZO  
Chairman

JL:sh  
cc:Sanitary Supt.



# TOWN OF NEW WINDSOR SANITATION DEPARTMENT

555 Union Avenue  
New Windsor, New York 12550  
(914) 561-2550

MAY 20 1974

NEW WINDSOR PLANNING BOARD

May 21, 1974

To: Planning Board Chairman

From: Sanitary Superintendent Masten

Subject: Moroney's sewage disposal

Dear Sir:

I am in receipt of a letter from Mr. James Moroney, owner of Moroney's Cycle Located on Union Ave., requesting the use of a Chemical Toilet as an interim to the completion of Sewer District 17.

On May 15, 1974 I disapproved the use of a trailer as a system of waste disposal as it did and does not comply with the Town of New Windsor Sanitary Code, and is not in accord with sanitary requirements of the Orange County Department of Health.

I have checked with the Project Engineers for Sewer District 17 in regards to the completion date of the sewer line in this area. They have suggested a tentative date of late August.

Therefore, since the anticipated daily flow is small and no discharge to either surface waters or ground waters is proposed, the use of the Chemical Toilet shall be excepted as an interim to the completion of Sewer District 17 under the following conditions.

1. A copy of the contract with the "Local Business" providing the Chemical Toilet service must be submitted to this office indicating the service provided must occur twice a week or more often if necessary.
2. If at any time the Chemical Toilet is allowed to overflow or is considered a Health Nuisance, this approval shall be considered null and void and the property owner shall be considered in violation of the Town of New Windsor Sanitary Code.

Respectfully,

*Lyman D. Masten Jr*  
Lyman D. Masten Jr

*Jim Moroney's Inc.* RECEIVED

MOTORCYCLES • SNOWMOBILES • BICYCLES

MAY 20 1974

SALES & SERVICE • TEL. 562-1474

9-11 QUASSAICK AVENUE

NEWBURGH, NEW YORK 12550

NEW WINDSOR PLANNING BOARD

5/17/74

New Windsor Planning Bd.  
New Windsor. N. Y.

Attn: Mr. Coscalzo

Gentlemen:

I would like very much to obtain a temporary permit to operate my business at my new location on Union Ave.

Since the sewer line is now in front of the Building, and it is just a matter of time. I think the Chemical Toilets would serve the purpose and would meet with the Sanitation Department approval. These Chemical Toilets are serviced twice a week by a Local Business. I have made arrangements for a hearing on June 12th. for this approval.

There are only two employees full time and I can't see why it is necessary to burden myself financially to put in a holding-tank at this time.

I have a Motor Home stored in the Building which has a toilet, shower, cold and hot water.

Your cooperation will be greatly appreciated in this matter.

Yours truly,

*James Moroney*

James Moroney. Owner

cc: Sanitation Dept.  
Mickey Fischer  
Howard Collett



TO NEW YORK  
 NEW YORK STATE THRUWAY  
 TO ALBANY

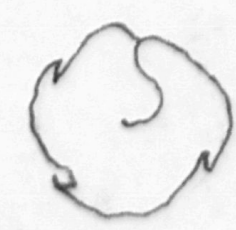
DEED NORTH

APPROVAL GRANTED  
 BY TOWN OF NEW WINDSOR PLANNING BOARD  
 ON 6-27-73  
 BY *[Signature]*

PATSALOS

SYMBOLS

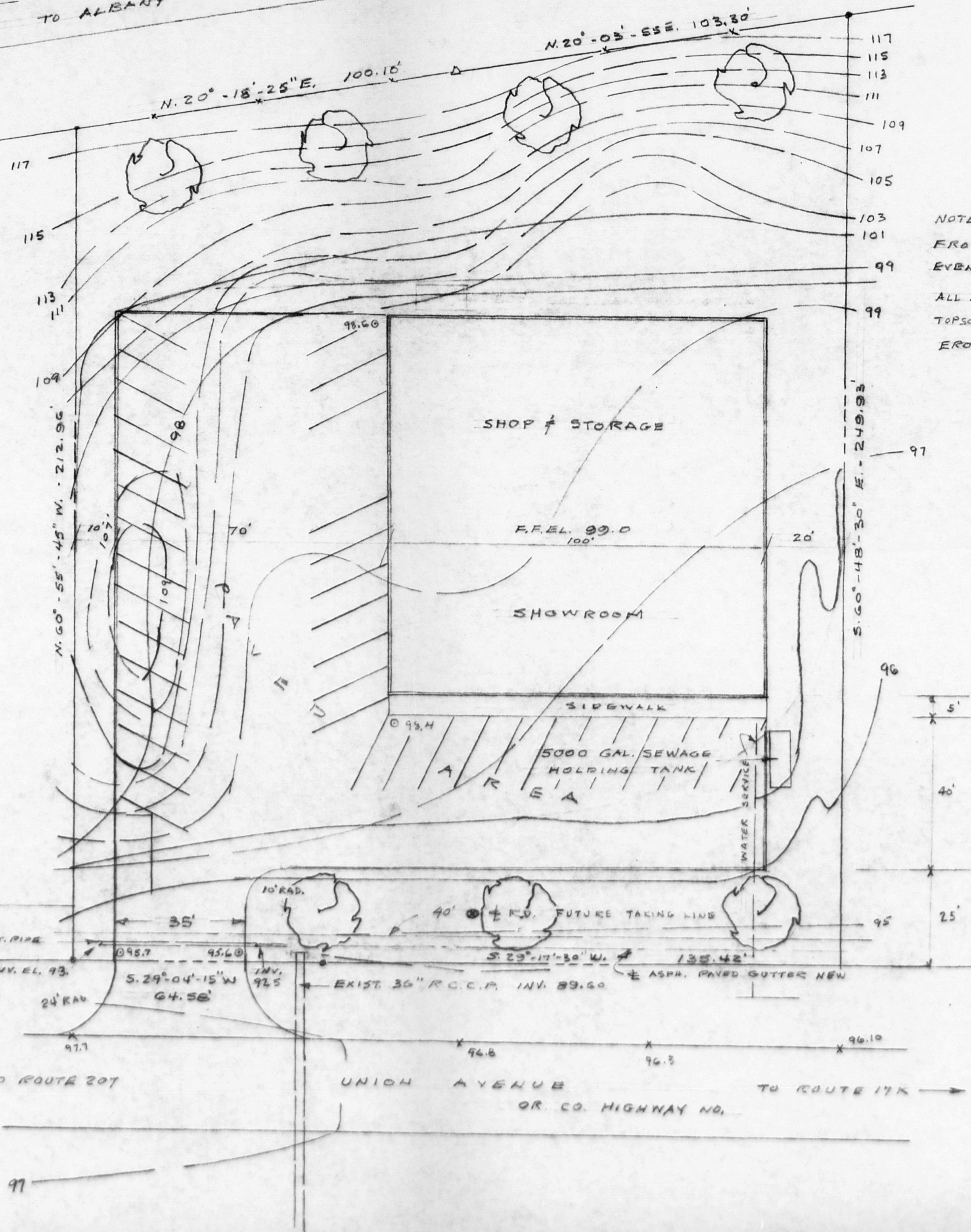
- EXIST. CONTOUR
- X 100. EXIST. ELEV.
- NEW CONTOUR
- 100. NEW ELEV.



NEW TREE

FIRE HYDRANT — Q  
 TOP OF BOLT - TOP FLANGE  
 B.M. ELEV. 100.  
 ASSUMED DATUM

FOR ADDITIONAL INFORMATION  
 OR CLARIFICATION CONTACT  
 R.H. QUACKENBUSH  
 91 PLATTEKILL TPK.  
 NEWBURGH, N.Y. 12550

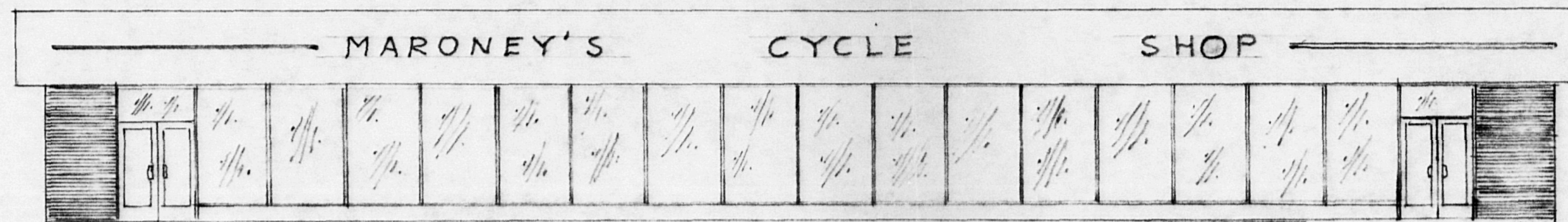


NOTES - DRESS SLOPE  
 FROM NEW 101 CONTOUR  
 EVENLY TO THRUWAY FENCE  
 ALL AREAS NOT PAVED TO BE  
 TOPSOILED & SEEDED TO PREVENT  
 EROSION.

PATSALOS

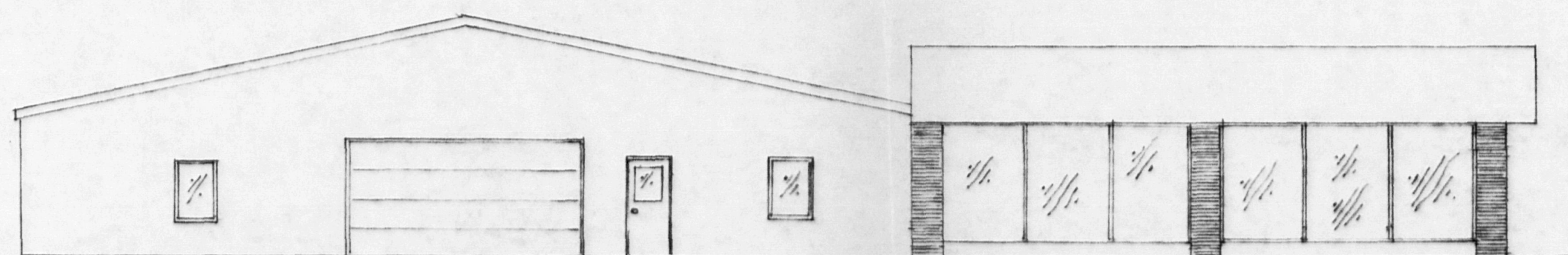
SITE PLAN  
 FOR JAMES MARONEY  
 TOWN OF NEW WINDSOR  
 COUNTY OF ORANGE  
 STATE OF NEW YORK  
 SCALE 1"=20' JUNE 13, '73  
 F.R. QUACKENBUSH, P.E. & L.S.  
 LIC. NO. 7978





EAST ELEVATION

$\frac{1}{8}" = 1 \text{ FT.}$



SOUTH ELEVATION

$\frac{1}{8}" = 1 \text{ FT.}$

ELEVATIONS  
JAS. MARONEY BLDG.  
TOWN OF NEW WINDSOR  
COUNTY OF ORANGE  
STATE OF NEW YORK

SCALE  $\frac{1}{8}" = 1 \text{ FT.}$  JUNE 21, '73

ER. QUACKENBUSH, P.E. & L.S.

LIC NO 7978